

# **East Richmond Heights Municipal Advisory Council Land Use Committee**

Location and Mailing address: **Office of Supervisor John Gioia**  
11780 San Pablo Ave.,  
Suite D, El Cerrito 94530

This subcommittee reports to the full ERHMAC

**Members:** Thomas Janci, Joann Pavlinec

The East Richmond Heights Municipal Advisory Council (ERHMAC) or subcommittees of the ERHMAC will provide reasonable accommodation for persons with disabilities planning to attend ERHMAC meetings or ERHMAC subcommittee meetings. Please contact James Lyons at 510-231-8692 or [james.lyons@bos.cccounty.us](mailto:james.lyons@bos.cccounty.us) for more information.

A printed agenda will be available for review at the **Arlington Market**. Electronic copies are available for download at: <https://ca-contracostacounty2.civicplus.com/6805/East-Richmond-Heights-Municipal-Advisory>

## **AGENDA March 5, 2020 7:00 pm**

**Call to Order/Welcome/Roll Call  
Public Comment**

### **Discussion Items**

The Land Use Subcommittee will review, discuss and make a recommendation to the Planner assigned to the following applications:

D.1 – County File **#VR20-1001**. Applicant requests approval of a variance and small lot design review to relace an existing 4 foot retaining wall with 42 inch fencing on the northern property line. The subject property is located at 5830 Arlington Blvd. in East Richmond Heights.

**Adjourn:**



2/6/20  
8  
805

## AGENCY COMMENT REQUEST

Date 2/6/20

We request your comments regarding the attached application currently under review.

### DISTRIBUTION

#### INTERNAL

- ☒ Building Inspection      ☐ Grading Inspection  
☐ Advance Planning      ☐ Housing Programs  
☐ Trans. Planning      ☐ Telecom Planner  
☐ ALUC Staff      ☐ HCP/NCCP Staff  
☐ APC PW Staff      ☐ County Geologist

#### HEALTH SERVICES DEPARTMENT

- ☒ Environmental Health      ☐ Hazardous Materials

#### PUBLIC WORKS DEPARTMENT

- ☐ Engineering Services (1 Full-size + 3 email Contacts)  
☐ Traffic  
☐ Flood Control (Full-size)      ☐ Special Districts

#### LOCAL

- ☒ Fire District \_\_\_\_\_  
    ☐ San Ramon Valley - (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)  
    ☒ Consolidated - (email) [fire@cccfd.org](mailto:fire@cccfd.org)  
    ☐ East CCC - (email) [brodriguez@cccfd.org](mailto:brodriguez@cccfd.org)  
☒ Sanitary District West Co Wastewater  
☒ Water District East Bay MUD  
☒ City of Richmond  
☐ School District(s) \_\_\_\_\_  
☐ LAFCO  
☐ Reclamation District # \_\_\_\_\_  
☐ East Bay Regional Park District  
☐ Diablo/Discovery Bay/Crockett CSD  
☒ MAC/TAC E. Richmond Heights  
☐ Improvement/Community Association  
☒ CC Mosquito & Vector Control Dist (email)

#### OTHERS/NON-LOCAL

- ☐ CHRIS (email only: [nwic@sonoma.edu](mailto:nwic@sonoma.edu))  
☐ CA Fish and Wildlife, Region 3 - Bay Delta  
☐ Native American Tribes

#### ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Joe Lawlor  
Phone # 925-674-7802  
E-mail Joseph.Lawlor@dcd.cccounty.us  
County File # VR20-1001

Prior to Feb. 27, 2020

\*\*\*\*\*

We have found the following special programs apply to this application:

- yes Active Fault Zone (Alquist-Priolo)  
no Flood Hazard Area, Panel # X  
yes 60-dBA Noise Control  
no CA EPA Hazardous Waste Site

\*\*\*\*\*

**AGENCIES:** Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ☐ None ☐ Below ☐ Attached

Print Name \_\_\_\_\_

Signature \_\_\_\_\_

DATE \_\_\_\_\_

Agency phone # \_\_\_\_\_





# Planning Application

Department of Conservation and Development  
Community Development Division

30 Muir Road  
Martinez, CA 94553  
(925) 674-7200

[www.cccounty.us](http://www.cccounty.us)

## PROJECT DATA

Total Parcel Size: \_\_\_\_\_  
Proposed Number of Units: \_\_\_\_\_  
Proposed Square Footage: \_\_\_\_\_  
Estimated Project Value: \_\_\_\_\_

### TYPE OF APPLICATION (Mark all that apply):

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> ACCESSORY DWELLING UNIT                              | <input type="checkbox"/> GENERAL PLAN AMENDMENT/FEASIBILITY STUDY         | <input type="checkbox"/> REZONING            |
| <input type="checkbox"/> ADMINISTRATIVE REVIEW<br>(former Redevelopment Area) | <input type="checkbox"/> LAND USE PERMIT                                  | <input type="checkbox"/> TREE PERMIT         |
| <input type="checkbox"/> CERTIFICATE OF COMPLIANCE                            | <input type="checkbox"/> LOT LINE ADJUSTMENT                              | <input checked="" type="checkbox"/> VARIANCE |
| <input type="checkbox"/> COMPLIANCE REVIEW                                    | <input type="checkbox"/> MAJOR <input type="checkbox"/> MINOR SUBDIVISION | <input type="checkbox"/> WIRELESS _____      |
| <input type="checkbox"/> DEVELOPMENT PLAN                                     | <input type="checkbox"/> PLANNING CONSIDERATION                           | <input type="checkbox"/> OTHER _____         |

### PROPERTY OWNER OR AGENT AUTHORIZATION

NAME: Sherry Lin  
ADDRESS: 5830 Arlington Blvd.  
CITY, STATE: Richmond, CA ZIP: 94805  
PHONE #: (510) 734-4803  
EMAIL: Sherrylin21@gmail.com

### APPLICANT (MAIN CONTACT INFORMATION)

NAME: Jeremy Ke / All Seasons Const.  
ADDRESS: 5277 College Ave #10  
CITY, STATE: Oakland CA ZIP: 94618  
PHONE #: (510) 652-2221  
EMAIL: ascberkeley@gmail.com

☐ I am the property owner and hereby authorize the filing of this application.

☒ Check here if billings are to be sent to applicant rather than owner.

SIGNATURE: [Signature]

SIGNATURE: [Signature]

Project Description: Remove & Replace existing Retaining wall  
In-Kind - Same Location

\*\*\*\*\*FOR OFFICE USE ONLY\*\*\*\*\*

### Project Description:

APPLICANT REQUESTS APPROVAL OF A VARIANCE AND SMALL LOT DESIGN REVIEW TO REPLACE AN EXISTING 4 FOOT RETAINING WALL WITH 42 INCH FENCING ON THE NORTHERN PROPERTY LINE.

### Property Description:

	TYPE OF FEE	FEE	CODE	ASSESSOR'S #: <u>418-061-004</u>
Area: <u>Richmond</u>	*Base Fee/Deposit	\$ <u>1000</u>	S-	Site Address: <u>5830 Arlington</u>
Fire District: <u>Concordate</u>	Late Filing Penalty (+50% of above if applicable)	\$	S-066	Zoning District: <u>R-6</u>
Sphere of Influence: <u>Richmond</u>	1/2% Est. Value over \$100,000	\$	S-029	General Plan: <u>SI4</u>
Flood Zone: <u>8</u>	#Units/Lots _____ x \$ _____ Sq. Ft. x \$ _____	\$	S-014	Census Tract: <u>3620</u>
x-ref Files:	Notification Fee	\$15.00/\$30.00	S-052	Substandard Lot: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Fish & Game Posting (if not CEQA exempt)	\$75.00	S-048	Supervisory District: <u>1</u>
	Environmental Health Dept.	\$57.00	5884	Received By: <u>Nroky</u>
Concurrent Files:	TOTAL	\$ <u>1087</u>		Date Filed: <u>1/31/2020</u>
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			File #: <u>VR20-1001</u>

APPLICATION SUBMITTAL ON REVERSE



# GENERAL PLAN - SH



1: 282



## Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated

## General Plan

- SV (Single Family Residential - Ver)
- SL (Single Family Residential - Low)
- SM (Single Family Residential - Me)
- SH (Single Family Residential - Hig)
- ML (Multiple Family Residential - Lc)
- MM (Multiple Family Residential - h)
- MH (Multiple Family Residential - H)
- MV (Multiple Family Residential - V)
- MS (Multiple Family Residential - V)
- CC (Congregate Care/Senior Housi
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I
- M-3 (Pleasant Hill BART Mixed Use
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commerce
- M-6 (Bay Point Residential Mixed L
- M-7 (Pittsburg/Bay Point BART Sta
- M-8 (Dougherty Valley Village Cent
- M-9 (Montalvin Manor Mixed Use)
- M-10 (Willow Pass Business Park I
- M-11 (Asipian Way Mixed Use)

## Notes

Contra Costa County -DOTI GIS

0.0 0 0.00 0.0 Miles  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



# ZONING - R-6



1: 282





0.0 0 0.00 0.0 Miles  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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## Legend

-  Board of Supervisors' Districts
-  City Limits

## Unincorporated

## Zoning

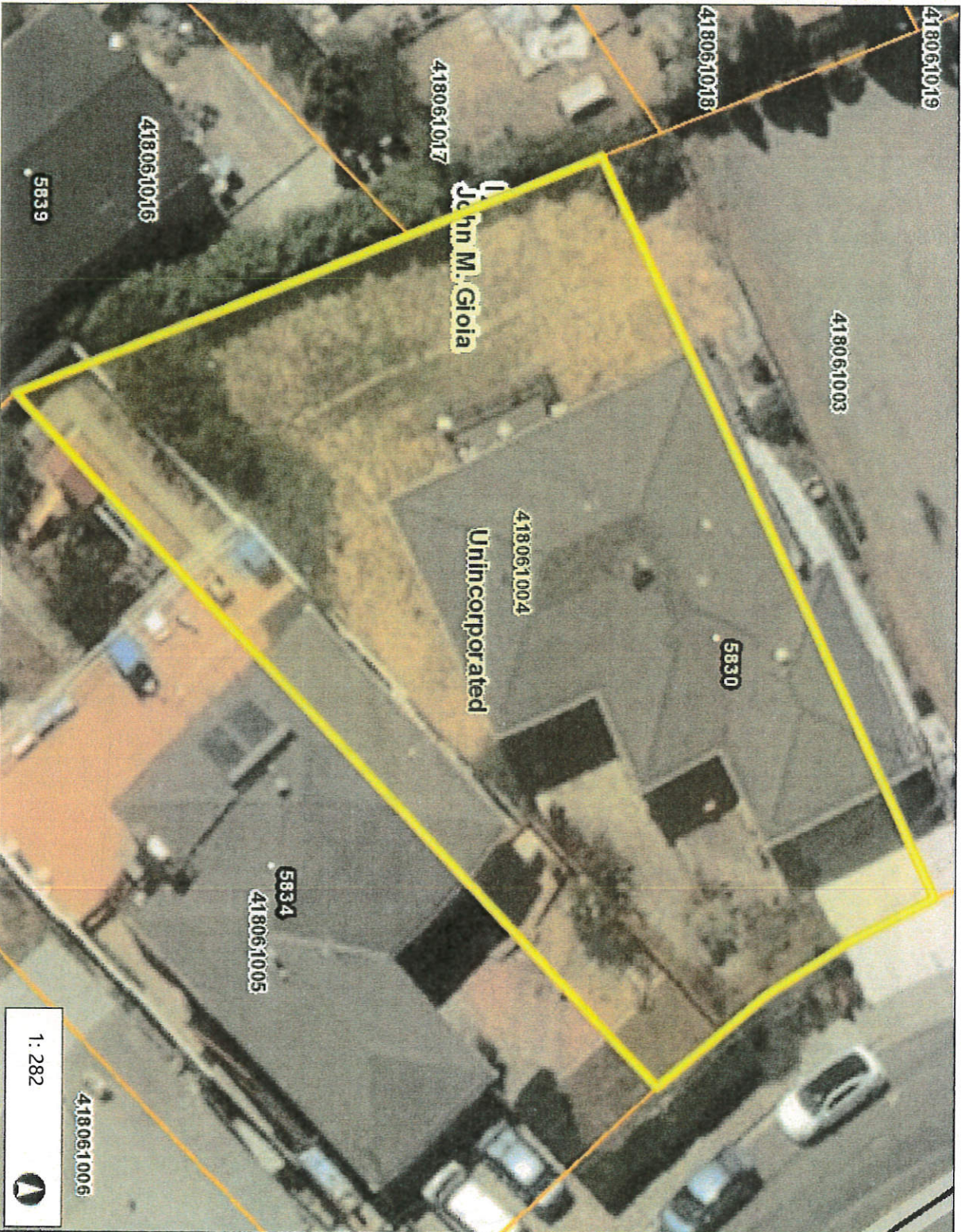
-  R-6 (Single Family Residential)
-  R-6, -FH -UE (Single Family Resid Urban Farm Animal Exclusion Com
-  R-6, -SD-1 (Single Family Resident Hillside Development Combining Di
-  R-6, -TOV -K (Single Family Reside View Ordinance and Kensington Cc
-  R-6, -UE (Single Family Residential Exclusion Combining District)
-  R-6, -X (Single Family Residential - Combining District)
-  R-7 (Single Family Residential)
-  R-7, -X (Single Family Residential - Combining District)
-  R-10 (Single Family Residential)
-  R-10, -UE (Single Family Residenti Exclusion Combining District)
-  R-12 (Single Family Residential)
-  R-15 (Single Family Residential)
-  R-20 (Single Family Residential)
-  R-20, -UE (Single Family Residenti Exclusion Combining District)
-  R-40 (Single Family Residential)
-  R-40, -FH -UE (Single Family Resid Urban Farm Animal Exclusion Com
-  R-40, -UE (Single Family Residenti Exclusion Combining District)
-  R-66 (Single Family Residential)

## Notes

Contra Costa County -DOIT GIS



# SITE AERIAL



1: 282



0.0 0 0.00 0.0 Miles  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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## Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Address Points
- Streets
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

## Notes

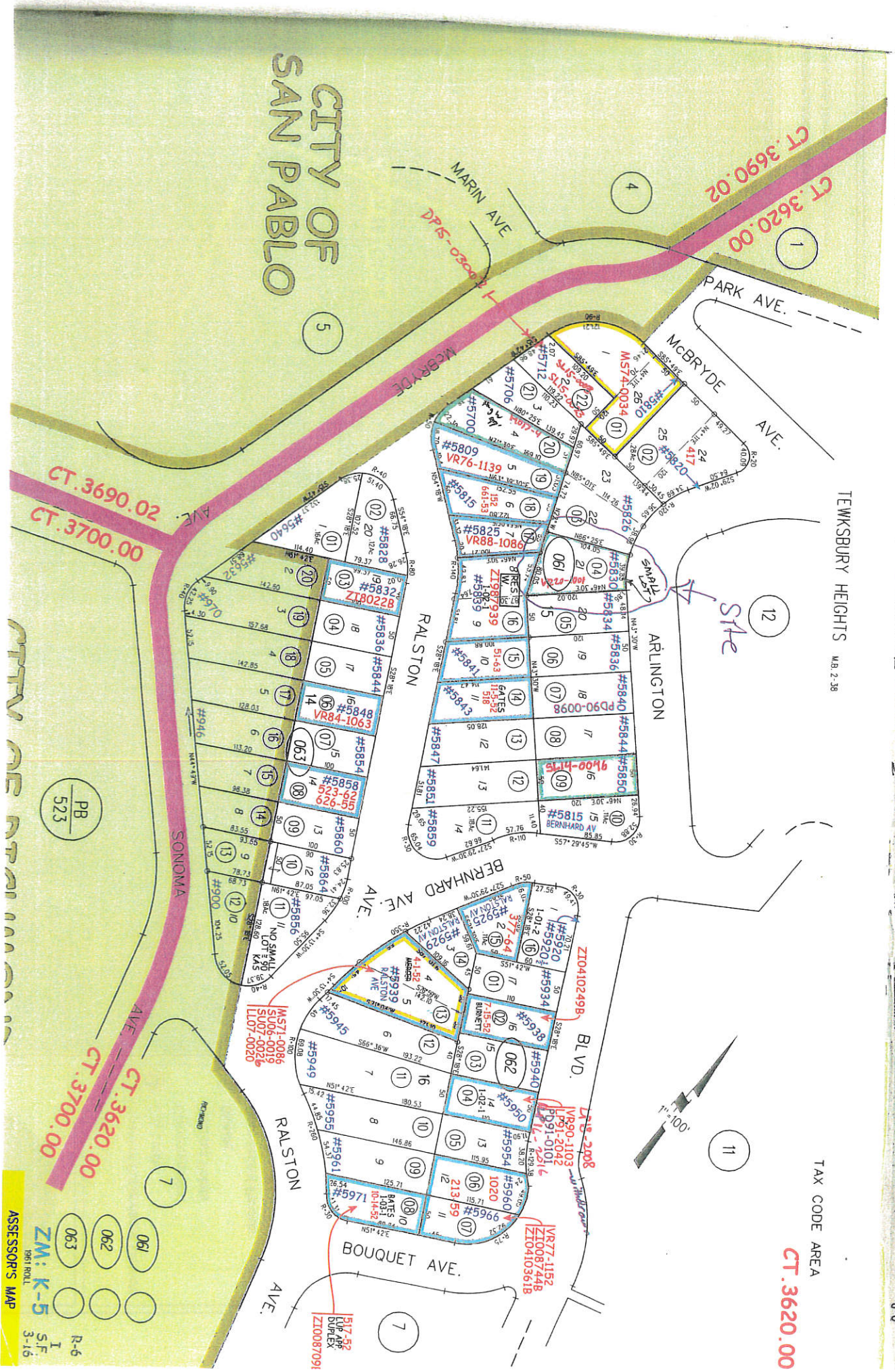
Contra Costa County - DOTT GIS



TEWKSBURY HEIGHTS M.A. 2.38

TAX CODE AREA

CT. 3620.00



ASSESSOR'S MAP  
ZM: K-5  
R-6  
S.F.  
3-16



PIER SCHEDULE	
COLOR	DEPTH
●	9'
●	8'
●	7'

ARLINGTON BLVD

VE 20-1001

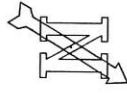
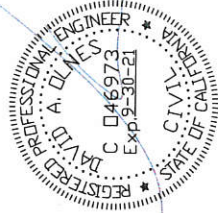
EPOXY DOWEL HORIZONTAL BARS  
FROM NEW WALL 6" INTO END  
OF GARAGE FOUNDATION WALL.

TYPICAL PROPERTY LINE.

EXISTING FAILING, UNREINFORCED  
BLOCK WALL TO BE REPLACED WITH  
REINFORCED CONCRETE "SOLDIER  
PILE" WALL, PER DETAIL. WALL AND  
GUARDRAIL ARE NOT TO CROSS  
PROPERTY LINE.

WALL TO STOP SHORT  
OF TELEPHONE POLE.

NOTE: THIS PROPERTY LIES IN  
VERY CLOSE PROXIMITY TO THE  
HAYWARD FAULT. THEREFORE,  
NO GUARANTEES ARE POSSIBLE.



# SITE PLAN

SCALE: 1"=10'

**DAVE DINES P.E. INC.**  
CIVIL & SOIL ENGINEER  
7915 CREST AVENUE OAKLAND CALIF. 94605  
PH & FX: (510) 568-2162 davedines@sbcglobal.net

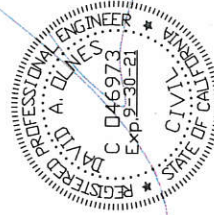
SCALE: 1"=10'  
JOB #: 0-4690  
DRAWN: DAO/OSO  
DATE: 12/26/19  
REV: 1/28/20

RETAINING WALL REPLACEMENT  
5830 ARLINGTON BLVD  
RICHMOND, CALIFORNIA



# GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO 2016 CBC, AND LOCAL BUILDING CODES.
2. ALL CONCRETE SHALL BE 2500<sub>PSI</sub> MINIMUM.
3. REBAR SHALL BE GRADE 60<sub>KSI</sub> FOR #5 OR LARGER. #3 AND #4 BARS MAY BE 40<sub>KSI</sub> MINIMUM. MINIMUM BAR SPLICES SHALL BE 48 DIAMETERS. PROVIDE MINIMUM 3" COVER FOR REBAR WHERE CONCRETE IS CAST AGAINST GRADE. 1.5" COVER WHERE FORMED.
4. ALL EPOXIED REBAR DOWEL CONNECTIONS SHALL UTILIZE SIMPSON "SET-XP" OR HL 11 "HIT 500-50" EPOXY OR EQUAL, WITH 6 INCHES OF EMBEDMENT INTO EXISTING CONCRETE, PREPARED PER MANUFACTURER'S SPECIFICATIONS.
5. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DESIGN AND IMPLEMENTATION OF STRUCTURE AND EMBANKMENT SHORING, AS NEEDED, FOR LOCATION & PROTECTION OF UTILITIES, AND FOR ALL OTHER ASPECTS OF JOB SITE SAFETY.
6. ENGINEER TO PROVIDE SPECIAL INSPECTION OF PIER DRILLING IN PROGRESS, AND SHALL PROVIDE WRITTEN SUMMARY OF APPROVED DEPTHS AT CLOSE OF PERMITS.

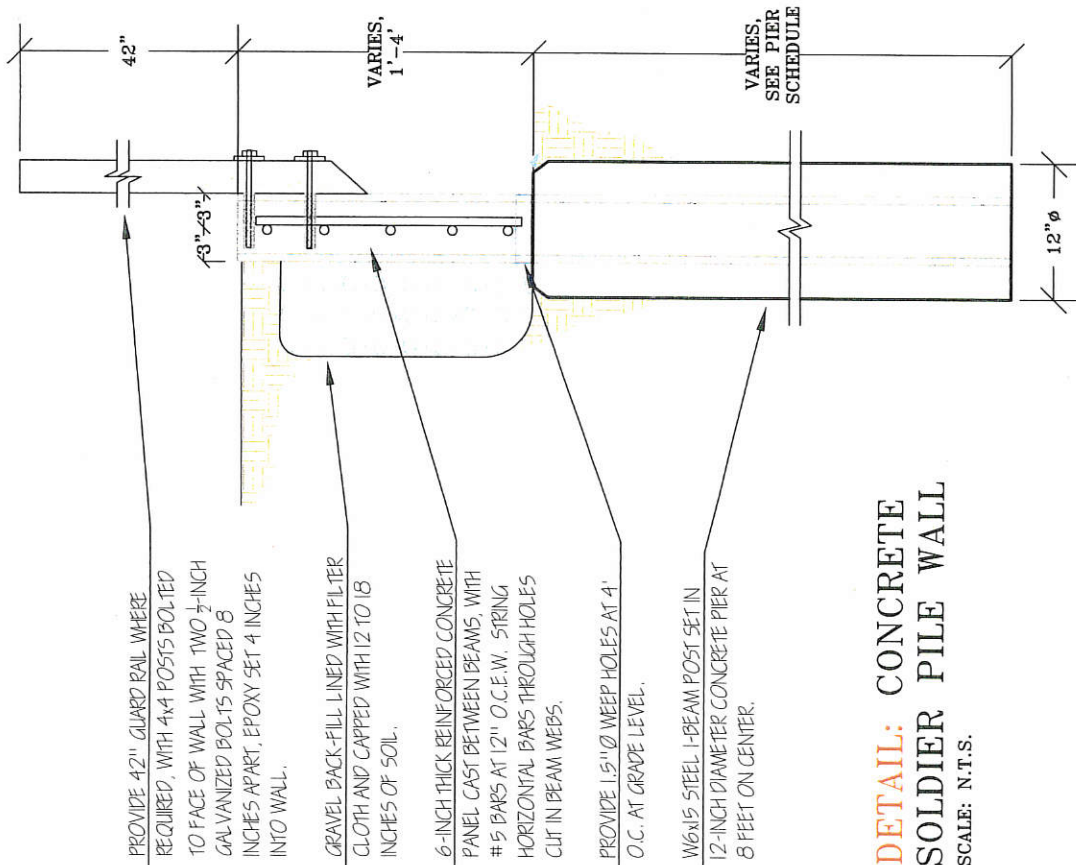


RETAINING WALL REPLACEMENT  
5830 ARLINGTON BLVD  
RICHMOND, CALIFORNIA

PAGE: 2 OF 3

DAVE OLNESS P.E. INC.  
CIVIL & SOIL ENGINEER  
7915 CREST AVENUE OAKLAND CALIF. 94605  
PH & FX: (510) 568-2162 daveolness@sbcglobal.net

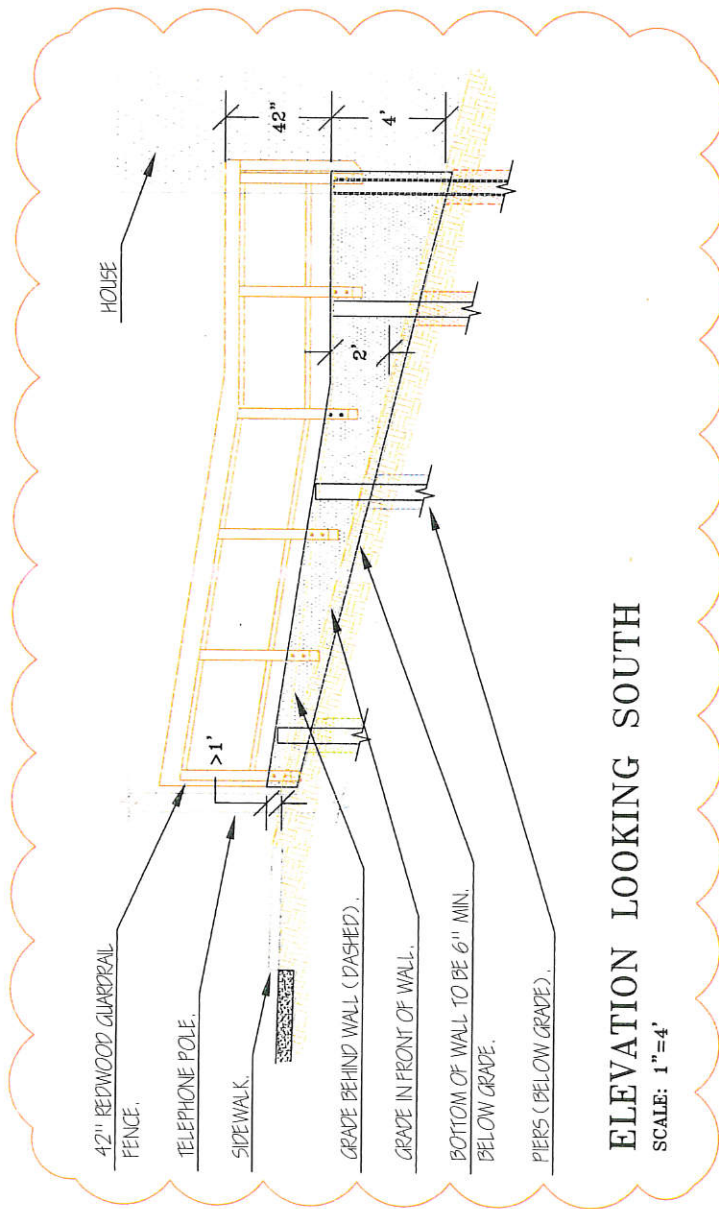
SCALE: N.T.S.  
JOB #: 0-4690  
DRAWN: DAO/OSO  
DATE: 12/26/19  
REV: 1/28/20



## DETAIL: CONCRETE SOLDIER PILE WALL

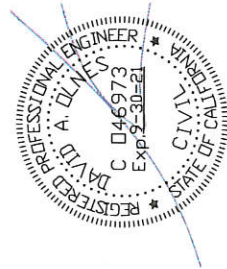
SCALE: N.T.S.





# ELEVATION LOOKING SOUTH

SCALE: 1"=4'




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 CIVIL & SOIL ENGINEER  
 7915 CREST AVENUE OAKLAND CALIF. 94605  
 PH & FX: (510)568-2162 daveolnes@sbcglobal.net

SCALE: 1"=4'  
 JOB #: 0-4690  
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RETAINING WALL REPLACEMENT  
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